

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, August 7, 2008

Regular Meeting

Members present: Steve Jansen, Bernetta Hutchinson, Gary Johnson, Fred Kobylinski, Jeff Seitz, Mark Soine. Absent with excuse: Tim Hastings, Mike Ramig. Also attending: Mark Janiuk.

Meeting called to order by Steve Jansen at 6:00 p.m.

- **Acceptance of Prior Meeting Minutes**

Motion Gary Johnson, Second Bernetta Hutchinson to accept the minutes from the Regular Meeting of the Planning Commission on July 10, 2008. All ayes. Motion carried.

- **Public Comments**

No public comments.

- **Bella Landscaping – 2450 Wisconsin Street: Conditional Use Permit to Operate a Lawn Care and Landscaping Business – Conceptual/Preliminary/Possible Final Approval**

Bella Landscaping presented a plan to operate their business out of the property on Wisconsin Street. Their business is almost 100% commercial with lawn maintenance and landscape construction projects in the summer and snow and ice control in the winter. There are currently 8 employees working from 7 am to 5 pm weekdays.

A sketch of the site plan was presented. It shows asphalt in front of and on the south side of the building for office employees and visitors along with some landscaping detail. Shop employees will park in the rear. Most of their equipment will be stored inside the building

Bella has been before the DRC. Recommendations have been made and a list of terms and conditions has been supplied to them. Conditions include the paving and striping of the parking lot as indicated on the plan will be completed within two years of the date of granting conditional use. Also, within one year, the building shall be repainted in a neutral color and the landscaping plan as indicated on their plan shall be completed. Bella indicated they have reviewed and accepted the terms and conditions as listed. This approval will be for occupancy of the first floor and basement area only. It was noted that since this is a tenant moving into an existing building, the PC can grant all approvals at this time.

Motion Bernetta Hutchinson, Second Gary Johnson to grant final approval to Bella Landscaping to operate their landscaping business at 2450 Wisconsin Street with the conditions as laid out in the terms and conditions for conditional use which will be updated to reflect occupancy area. All ayes. Motion carried.

- **Ashley Capital – Two Parcels on West Road: New Construction of an 86 Acre Business Park – Final Approval; Conditional Use Permit to Construct an 86 Acre Business Park – Final Approval; Sign Approval**

The process is still moving forward. There have been no major changes to the plans as presented last month. Ashley has received positive feedback from Mt. Pleasant, but still needs official approval from them. They will be going before the Mt. Pleasant Plan Commission in several weeks. At this time, they are only looking for Sturtevant's approval for conditional use for their proposal so they can carry this to the Mt. Pleasant meeting. This could be granted with the understanding Ashley would come back for the final approvals on the site plans. A list of terms and conditions for conditional use have been supplied to and reviewed by Ashley.

Motion Bernetta Hutchinson, Second Gary Johnson to grant approval for conditional use to Ashley Capital, LLC for their proposed business based on the terms and conditions of conditional use. All ayes. Motion carried.

Motion Gary Johnson, Second Bernetta Hutchinson to have a letter drafted and forwarded to Mt. Pleasant indicating Sturtevant's support for the Ashley Capital proposal. All ayes. Motions carried.

- **Sturtevant Soccer, LLC – Corner of Renaissance Blvd & Stellar Avenue: New Construction of an Indoor Soccer Complex and Banquet Hall – Conceptual / Preliminary Approval; Conditional Use Permit to Operate an Indoor Soccer Complex and Banquet Hall – Conceptual/Preliminary Approval**

The Sturtevant Soccer Complex plans have been revised to increase the amount of available parking space. The building was shifted, an outside field was removed and the two remaining outdoor fields were placed on the east side of the building. There are two entrances to Stellar Drive and one access point to Renaissance Drive shown on the updated plan. However, access to Renaissance is restricted, therefore this entrance will need to be removed from the plan. The two entrances to Stellar may prove to be adequate for the business. Right now, Sturtevant Soccer needs an approval for conditional use to move forward with the project. They understand this is still a work in progress and will need to return with final plans. They have no objection to the terms and conditions for conditional use. It was noted there is a plan for a path through the business park that will eventually provide access from the train depot to the complex.

Motion Bernetta Hutchinson, Second Gary Johnson to grant approval for conditional use to Sturtevant Soccer, LLC for the proposed complex in the Renaissance Business Park subject to the terms and conditions for conditional as supplied. All ayes. Motion carried.

- **Certified Survey Map – Lot Line Adjustment for the Sturtevant Soccer, LLC Parcel**

A CSM was presented for the new Sturtevant Soccer parcel where the south lot line has been moved to the north. Per Jeff Seitz, everything looks accurate.

Motion Bernetta Hutchinson, Second Gary Johnson to recommend that the CSM for the Sturtevant Soccer parcel be forwarded to the Village Board for approval. All ayes. Motion carried.

- **Smart Growth / Comprehensive Plan – Zoning / Map Review**

The Village met with SEWPC to review and update the land use map as has been discussed at recent meetings. The updated map was presented to the PC for further consideration. The proposed zoning changes to accommodate smart growth were made in a number of areas of the Village. Discussion included how to keep tight architectural controls within the main roadways (Hwy 11 and Hwy 20). It was noted that any changes to the current zoning would require a public hearing.

- **Commissioners and/or Staff Discussion**

Heartland – Heartland will be coming in to discuss changes they've requested in the developer's agreement with the Village. This is driven by the difficulty they are having landing a tenant for their proposed commercial development along Highway 11 due to the economic downturn we are currently experiencing.

Ashley Capital – The owner of a property adjacent to the Ashley Capital land has expressed concern with a public road going through as a result of the development. However, it was noted that all the roads on the proposed Ashley Capital site will be private and for now, he should not be affected.

Adjournment – Motion Gary Johnson, Second Bernetta Hutchinson to adjourn. All ayes. Motion carried. Meeting adjourned at 7:00 p.m.

Respectfully submitted,

Mark Soine

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Secretary of the Planning Commission